P R O P O S E D C O S T C B Y F O R M U L A P R O P O S E D C O N S T R U C T I O N (W I T H B S P R A) / (W I T H O U T B S P R A)

Consultant Fee (If Lump Sum) (NP Projects Supplemental Management Fund Warranted Price of Land	Only)	\$	
Major Movable Equipment (Section 232 Pro	jects Only)		
TOTAL KNOWNS ON WHICH BSPRA MAY NOT BE A	LLOWED	\$	=λ
Cotal For All Improvements		, \$	
axes nsurance title and Recording			
egal rganization ost Certification Audit Fee			
OTAL KNOWNS ON WHICH BSPRA MAY BE ALLOW	ED	=\$	=B
nterest Rate + 2 × Construction Period			•
ortgage Insurance Premium xamination Fee	1		
nspection Fee			
inancing Fee MPO (NP Projects Only)			
NMA/GMMA Fee onsultant Fee (If An Unknown)(NP Project	ts Only)		
ubtotalXLoa	n Ratio	=	
arketing Expense (Cooperative or Condomi	inium Projects Only)		
OTAL UNKNOWNS			=C
ITH BSPRA:			
+ 1.1B =\$ Total	l Project Cost = X		
ITHOUT BSPRA:			
+ B = \$ Total	l Project Cost = X		
= \$X	Loan Ratio = \$		Maximum Mortgage
complete Part G of Form 2264 using the ab ower \$100 multiple. The resulting "Tota pproximately to the total project cost f	ıl Estimated Replacemer	um mortgage" rounde nt Cost of Project"	d to the next should correspond

PROPOSED CONSTRUCTION (WITH BSPRA) / (WITHOUT BSPRA)

FORMAT FOR LOCAL REPRODUCTION. DO NOT REQUISITION.

Consultant Fee (If lump sum NP Projects Only) Supplemental Management Fund Warranted Price of Land Ground Rent During Construction Major Movable Equipment (Section 232 Projects Only) TOTAL KNOWNS ON WHICH BSPRA MAY NOT BE ALLOWED	\$\$
Total For All Improvements Taxes Insurance Title and Recording Legal Organization Cost Certification Audit Fee TOTAL KNOWNS ON WHICH BSPRA MAY BE ALLOWED	\$
Interest rate + 2 x Construction Period (years) Mortgage Insurance Premium Examination Fee Inspection Fee Financing Fee AMPO (NP Projects Only) FNMA/GNMA Fee Consultant Fee (If an unknown) (NP Projects Only) Subtotal x Loan Ratio Marketing Expense (Cooperative or Condominium Projects Only) TOTAL UNKNOWNS	-\$B -Daily)C
VALUE OF LEASED FEE (from Section K, Form 2264)	
WITH BSPRA: A + 1.1B - 1.1CL = \$ 1.0 - 1.1C	Total Project Cost = X
WITHOUT BSPRA: A + B - CL = \$	_
(X - L) x Loan Ratio = \$	Maximum Mortgage
Complete Part G of Form 2264 using the above determined lower \$100 multiple. The resulting "Total Estimated Repapproximately to the total project cost found by the for	"maximum mortgage" rounded to the next

R E P L A C E M E N T C O S T - B Y F O R M U L A R E H A B P R O J E C T S

Consultant Fee (If Lump Sum)	s
Supplemental Management Fund	**************************************
Off-Site Costs (If Any)	
"As Is" Value • Contingency Reserve	
Relocation Cost (If Any)	
The state of the s	
TOTAL KNOWNS ON WHICH BSPRA MAY NOT BE ALLOWED	\$=A
Total For All Improvements	\$
Interest on 4 of either the "As Is" Value or	
Existing Indebtedness Taxes	
Insurance	
Inspection Fee (On "TOT. for All Imprmts.")	
Title and Recording	
Legal	
Organization Cost Certification Audit Fee	
TOTAL KNOWNS ON WHICH BSPRA MAY BE ALLOWED	\$B
Interest Rate + 2 x Construction Period (Years)	
Mortgage Insurance Premium	
Examination Fee	
Financing Fee AMPO (Non-Profit Rental Projects Only)	
FNMA/GNMA Fee	·
Consultant Fee (When dollar amount is unknown)	
Subtotal x Loan Ratio	
Marketing Expense (Cooperative or Condominium Projects Only)	
TOTAL UNKNOWNS	=C
WITH BSPRA:	
A + 1.10055B = \$ Total Project Cost = X	1
1.0- 1.10055C	
X - A = \$BSPRA	
11	
WITHOUT BSPRA:	
A + B = \$ Total Project Cost	= X
1.0- C	
X = \$ X Loan Ratio = \$	Maximum Mortgage
Recalculate the interest based on h of the sum of the mortgage indebtedness. Enter the result on line titled "Int Mos.	e, Part G of Form 2264.
Pow Decision with DCDDA only warning the increasing for t	and on "Tot For All Impunts " nins ASE
rounded to the next higher \$100 multiple. Enter the result on	line titled "FHA Inspec. Fee."
Part G of Form 2264.	and ditted in impect too!
Complete Section G of Form 2264 using the above "maximum mortg	age" amount rounded to the next lower
	c of Froject should correspond
For Projects with BSPRA only, recalculate the inspection fee be rounded to the next higher \$100 multiple. Enter the result on Part G of Form 2264. Complete Section G of Form 2264 using the above "maximum mortg \$100 multiple. The resulting "Total Estimated Replacement Cos approximately to the total project cost found by the formula.	age" amount rounded to the next lower

(PROPERTY OWNED)

Maximum Supportable Cost	=\$	=x
Consultant Fee (Non-Profit Only) Supplemental Management Fund Off-Site Costs (If Any) Contingency Reserve	\$	
Marketing Expense (Cooperative or Condominium Projects Relocation Costs (If Any)	Only)	
TOTAL KNOWNS ON WHICH BSPRA MAY NOT BE ALLOWED	=\$	=A
Cotal For All Improvements		
nterest on 1/3 (Mortgage + Existing Indebtedness) axes		
nsurance		
ortgage Insurance Premium		
xamination Fee nspection Fee (On "TOT. For All Imprmts.")		
inancing ree		
MPO (Non-Profit Rental Projects Only)		
NMA/GNMA Fee itle and Recording		
egal		
rganization		
ost Certification Audit Fee		
OTAL KNOWNS ON WHICH BSPRA MAY BE ALLOWED	=\$	=B
ITH BSPRA:		
- A - 1.10055B = = \$	"As Is" Value	=v
- A - V = ' = \$	BSPRA	
ecalculate the inspection fee based on "Tot. For All Im	mprmts." plus BSPRA rounde	ed to the next
igher \$100 multiple. Enter the result on line titled "	FHA Inspec. Fee", Part G	of Form 2264.
THOUT BSPRA:		
	e Tell Helm	=v
- A - B = = \$	rs rs. Agine	= v

RESIDUAL "AS IS" VALUE - BY FORMULA REHABILITATION PROJECTS (PROPERTY TO BE ACQUIRED)

Maximum Supportable Cost	=\$
Consultant Fee (Non-Profit Only)	\$
Supplemental Management Fund Off-Site Costs (If Any)	
ontingency Reserve	
arketing Expense (Cooperative or Condominium Projects Only)	
elocation Costs (If Any)	
OTAL KNOWNS ON WHICH BSPRA MAY NOT BE ALLOWED	\$
otal For All Improvements	
nterest on 1 Mortgage	
axes	
nsurance ortgage Insurance Premium	
xamination Fee	
nspection Fee (On "TOT. For All Imprmts.")	
inancing Fee	
MPO (Non-Profit Rental Projects Only)	
NMA/GNMA Fee	
egal	
rganization	
ost Certification Audit Fee	
OTAL KNOWNS ON WHICH BSPRA MAY BE ALLOWED	\$=
ITH BSPRA:	= "As Is" Value =\
1.0 + 1.10055C	
- A - V \$ BSPF	RA
ecalculate the interest based on 13 of the sum of the mortgage esult on line title, "Int Mos. 00" in Part G of	e and the "As Is" value. Enter the Form 2264.
ecalculate the inspection fee based on "Tot. For All Imprmts. igher \$100 multiple. Enter the result on line titled, "FHA I	." plus BSPRA rounded to the next Inspec. Fee," Part G of Form 2264.
ITHOUT BSPRA:	
- A - B = *As	Is" Value =\
- A - B =*As	

MAXIMUM MORTGAGE BY FORMULA - REHAB PROJECTS

PROPERTY OWNED

WHEN EXISTING INDEBTEDNESS CONTROLS (WITH BSPRA) / (WITHOUT BSPRA)

Existing Indebtedness Consultant Fee (If Lump Sum) (NP Projects Only) Supplemental Management Fund Contingency Reserve Off-Site Costs (if any) Relocation Costs (if any) TOTAL KNOWNS ON WHICH BSPRA MAY NOT BE ALLOWED	\$
Total For All Improvements	
Interest On & Existing Indebtedness Taxes	
Insurance Inspection Fee On "Tot. For All Imprmts." Title and Recording Legal	
Organization Cost Certification Audit Fee	
TOTAL KNOWNS ON WHICH BSPRA MAY BE ALLOWED	=\$B
Interest Rate + 2 x Construction Period (Years) Mortgage Insurance Premium Examination Fee Financing Fee AMPO (Non-Profit Only) FNMA/GNMA Fee Consultant Fee (When dollar amount is unknown) (Non-Profit Only)	
TOTAL UNKNOWNS	=\$
WITH BSPRA:	**************************************
$\frac{A + 1.10055B}{1.0-1.10055B} = $ \$ Maximum Mortgage	=Y
<u>Y - A</u> = \$BSPRA	
WITHOUT BSPRA:	
$\frac{A + B}{I \cdot 0 - C} = $ Maximum Mortgage$	=Y
Recalculate the interest based on % of the sum of the mortgage an result on Line titled, "Int Mos. @ %."in Part G of For	nd existing indebtedness. Enter the
For projects with BSPRA only, recalculate the inspection fee base BSPRA rounded to the next higher \$100 multiple. Enter the result	ed on "Tot. For All Imprets." plus

Complete Part G of Form 2264 using the mortgage "Y" rounded to the next lower \$100 multiple. The sum of "Total Est. Development Cost" and the existing indebtedness should correspond approximately to the "maximum mortgage" found by the formula.

RESIDUAL REHAB CONSTRUCTION COST - BY FORMULA REHABILITATION PROJECTS

Maximum Supportable Cost	=\$	=X
Consultant Fee (Non-Profit Only) Supplemental Management Fund	\$	
Off-Site Cost (If Any) As - Is" Value		
Contingency Reserve Marketing Expense (Cooperative or Condominium Projects Only) Relocation Costs (If Any)		
TOTAL KNOWNS ON WHICH BSPRA MAY NOT BE ALLOWED		=A
Interest on h (Mortgage + either the "As Is" Value or Existing Indebtedness)	\$	
Taxes Insurance		
Mortgage Insurance Premium Examination Fee		
Financing Fee		
AMPO (Non-Profit Rental Projects Only) FNMA/GNMA Fee		
Title and Recording		
Legal		
Organization Cost Certification Fee		
TOTAL KNOWNS ON WHICH BSPRA MAY BE ALLOWED	=\$	
WITH BSPRA:		
x - A - 1.10055B =	Rehab Cost	≖R
X - A =BSPRA		
Calculate the inspection fee based on the residual rehab cost higher \$100 multiple. Enter the result on line titled, "FHA I	"R" plus BSPRA rounded nspec. Fee" in Part G o	to the next f Form 2264.
WITHOUT BSPRA:		
X - A - B = Re	hab Cost	≠R
Calculate the inspection fee based on the residual rehab cost multiple. Enter the result on line titled, "FHA Inspec. Fee"	"R" rounded to the next in Part G of Form 2264.	higher \$100
Complete Part G of Form 2264 using the Residual Rehab Cost "R" For All Imprmts." The resulting Total Estimated Replacement C approximately to "X".	for the entry on line ost of Project should o	titled, "Tot. orrespond